

ORIGINAL

ORDINANCE NO. 277

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE TO RECONCILE INCONSISTENCIES BETWEEN THE COMPREHENSIVE PLAN AND THE DEVELOPMENT CODE INCLUDING THE RECONCILIATION OF ALL PARCELS IN THE CITY THAT CURRENTLY HAVE ZONING THAT IS NOT CONSISTENT WITH THE COMPREHENSIVE PLAN LAND USE DESIGNATIONS; AND AMENDING 20.40.130 THE NON-RESIDENTIAL USE TABLE TO INCLUDE PROFESSIONAL OFFICES AS A CONDITIONAL USE IN R-18, R-24, R-48 ZONES AND AS A PERMITTED USE IN NB, O, CB, RB, AND I ZONES; AND AMENDING SHORELINE MUNICIPAL CODE TITLE 20

WHEREAS, the City adopted Title 20, the Development Code, on June 12, 2000 which is generally consistent with the Comprehensive Plan adopted in 1998;

WHEREAS, the City in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states " Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them" developed an annual Comprehensive Plan review process; and

WHEREAS, the City in accordance with GMA is proposing to reconcile inconsistencies between the Comprehensive Plan adopted in 1998 and the Development Code adopted in 2000 including the reconciliation of all parcels in the City that currently have zoning that is not consistent with the Comprehensive Plan land use designations by amending the Title 20: Zoning Map and the Comprehensive Plan Figure LU-1: Land Use Designations; and

WHEREAS, the City received two (2) complete applications from the public for site specific amendments to the Official Zoning Map that addressed changing circumstances and the City has proposed amendments to the Official Zoning Map to resolve inconsistencies between the Comprehensive Plan land use designations and to address changing circumstances; and

WHEREAS, the Planning Commission proposed an amendment to the Title 20 to include professional offices as a conditional use in high density residential zones to prevent the creation of nonconforming professional office uses in the process of resolving inconsistencies between the Comprehensive Plan Figure LU-1: Land Use Designations and the Zoning Map; and

WHEREAS, an extensive public participation process was conducted to develop and review amendments to the Comprehensive Plan and Development Code including:

- Staff presented the Planning Commission with a report on the process for the annual amendment cycle and review of the application for amendments at the July 20, 2000 Planning Commission meeting.
- Comprehensive Plan amendment applications were made available at the October 5, 2000 Planning Commission Open House.

- Staff and the Planning Commission developed the methodology and criteria for addressing the amendments to the Comprehensive Plan land use map and Zoning map at Planning Commission Workshops on November 16, 2000 and December 7, 2000.
- Customized written notices were mailed to all property owners and occupants of parcels that were proposed for either a change in Comprehensive Land Use designations and/or zones;
- Staff conducted three Workshops with the Planning Commission to review the proposed amendments on March 15, 2001, April 5, 2001, and April 19, 2001.
- The Planning Commission held a Public Hearing on the proposed amendments on May 17, 2001.
- The Planning Commission held a Special Meeting on May 24, 2001 to make its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on June 18, 2001 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on May 3, 2001 in reference to the proposed amendments to the Comprehensive Plan and Development Code; and

WHEREAS, the Planning Commission unanimously recommended approval of the proposed amendments at the May 24, 2001 Special Meeting; and

WHEREAS, the City Council conducted a Public Hearing on this Ordinance on July 9, 2001; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW ; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Amendment. Shoreline Municipal Code Section 20.40.130 is amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

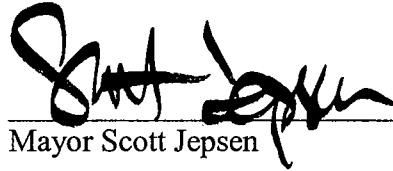
Section 2. Amendment; Zoning Map.

- A. The Official Zoning Map is amended as set forth in Exhibit B, a copy of which has been filed with the City Clerk and identified with Clerk's Receiving No. 1521 and is incorporated herein; Provided , however, the amendment to the zoning designation of the 1.22 acre parcel located at the southeast corner of Fremont and 182nd subject to the Highland Park Place Condominium shall be continued for further Council deliberation at a meeting to be scheduled by the City Manager not more than sixty (60) days from passage of this ordinance.


Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

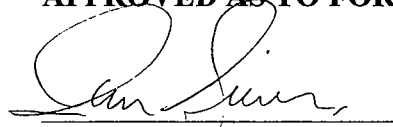
PASSED BY THE CITY COUNCIL ON July 23, 2001.


Mayor Scott Jepsen

ATTEST:


Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: July 26, 2001
Effective Date: July 31, 2001